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CONGRESSIONAL RECORD — SENATE

August 3

into our downtown districts, we will have to use urban renewal."

Mr. President, I ask that the article to which I have referred be printed at this point in the RECORD, as part of my remarks.

There being no objection, the article was ordered to be printed in the RECORD, as follows:

[From the Evansville Press, May 16, 1964]
THE EDITOR'S NOTEBOOK: DOES ANYONE HAVE A BETTER ANSWER?

(By Gordon Hanna)

There are no easy answers to the problems arising in connection with the urban renewal project around Welborn Baptist Hospital.

Certainly the feelings of those interested in saving both Agoga Tabernacle and McFarland Baptist Church deserve careful consideration.

It is true that they already have been given a hearing. But if other individuals want to speak and offer additional information I think the Redevelopment Commission should listen.

Sentiment is involved here. Both of these buildings are getting old. Members of the Bible class and the Baptist Church very likely could find other facilities that would suit their purposes just as well.

But for hundreds of people these two buildings represent something that other structures simply cannot replace. Within them over the years friendships were built and dreams were dreamed. And the memories linger.

Where such feelings exist, practical, everyday reasoning often has little appeal. Yet there is a definite community need to improve the area. In such a situation I believe the answer may lie in giving everyone a chance to speak his piece, with a total absence of haste or impatience.

In this way the best interest of the community as a whole is likely to be served.

When individuals are motivated by sentiment and are speaking from the heart, what they often want most of all is a chance to be heard. Even though they may realize that change is inevitable and that their cause ultimately will be lost.

This whole broad area of urban renewal raises a serious question concerning property rights. Again there is no easy answer.

Should the government—local and Federal working together—have the right to take a man's (or an organization's) property against his will, clear the land and sell it to someone else for private development?

Many people rebel at such a proposition. Yet that is what we do in our urban renewal projects. And the legality of it has been upheld by the courts. When an area is approved for redevelopment the Government determines in advance to what general usage the land can best be put. It may be for factories, for retail business, a public park, or any number of other uses.

If someone owns property within the area that is in good shape and conforms to the approved usage, he may be left alone. Otherwise the Commission acquires the property, preferably by agreement, but by condemnation if necessary.

In most cases a fair price is paid and there is little trouble. But the remaining few do cause arguments. They also promote criticism that the Government is encroaching more and more on our individual rights.

This criticism might be more effective were it not for the fact that most American cities, including Evansville, are facing a critical problem to which urban renewal so far has proved the only practical answer.

Many city buildings have outlived their usefulness. They are old and ugly and inefficient, so the income to their owners has

dropped. Hence many are in bad shape and are turning into slums. As the values of the properties drop, so do the taxes that the owners pay to the city government.

This is particularly true in areas near the city's core. Many cities have dismal slums only a few blocks from their main streets. And downtown—once the big source of revenue for local government—is gradually drying up as a tax source.

This situation has put cities all over the country in deep financial trouble. And for a long time it was getting worse instead of better.

That's how urban renewal came into the picture. With the help of the Federal Government, cities began to set aside some of their worst areas for redevelopment. The land was acquired, cleared and sold to private bidders, who in turn developed it and began paying taxes on their new properties.

Mistakes have been made in some cities, but in others the program has been remarkably successful.

Evansville's finest experience was in the High Street area. After a slow start, this became a real success story. What was once a slummy red light district now is blossoming into an up-to-date commercial development.

Next on the program is the Welborn area. After that the commission hopes to renew the downtown riverfront section between Riverside and Second Street.

The Welborn area, which includes Agoga and the Baptist Church, has interesting possibilities for benefiting the community as a whole. Welborn Baptist Hospital has plans for building a multimillion-dollar medical center. Success of the project—which would include a number of tax-paying facilities—depends on clearing the necessary land in the immediate area.

Most of the land contains buildings the city will be better off without. As in other cases, there are a few that may still be serviceable but will have to go because it is impractical to take the others and leave them. To some people's sorrow, this probably includes Agoga and the church.

The argument that Agoga shouldn't be torn down to make way for a parking lot is not a sound one. Current city building requirements call for a minimum amount of offstreet parking for any new building. So without the parking space there can be no development.

All this seems to be among the sometimes sad facts of our modern life. Until someone comes up with a better idea for breathing new life and tax values into our downtown districts, we will have to use urban renewal.

ORDER OF BUSINESS

The ACTING PRESIDENT pro tempore. Is there further morning business? If not, morning business is closed.

Without objection, the Chair lays before the Senate the unfinished business.

AMENDMENT OF FOREIGN ASSISTANCE ACT OF 1961

The Senate resumed the consideration of the bill (H.R. 11380) to amend further the Foreign Assistance Act of 1961, as amended, and for other purposes.

Mr. MORSE obtained the floor.

Mr. MANSFIELD. Mr. President, will the Senator from Oregon yield, provided that in doing so he will not lose his right to the floor?

Mr. MORSE. With that understanding, I yield to the Senator from Montana.

Mr. MANSFIELD. Mr. President, I suggest the absence of a quorum.

The ACTING PRESIDENT pro tempore. The clerk will call the roll.

The Chief Clerk proceeded to call the roll.

Mr. MANSFIELD. Mr. President, I ask unanimous consent that the order for the quorum call be rescinded.

The ACTING PRESIDENT pro tempore. Without objection, it is so ordered.

THE CALENDAR

Mr. MANSFIELD. Mr. President, under the same conditions as previously, I would like the senior Senator from Oregon [Mr. MORSE] to yield to me without losing his right to the floor.

The ACTING PRESIDENT pro tempore. Without objection, it is so ordered.

Mr. MANSFIELD. Mr. President, I ask unanimous consent that the Senate proceed to the consideration of Calendar No. 1226, S. 2419, and that the bills following be considered in sequence.

The ACTING PRESIDENT pro tempore. Is there objection? Without objection, it is so ordered.

Mr. MANSFIELD. Mr. President, I ask unanimous consent that immediately following the consideration of each measure, a brief explanation be printed in the RECORD.

The ACTING PRESIDENT pro tempore. Without objection, it is so ordered.

The clerk will proceed to state the measures on the calendar.

CONDEMNATION OF CERTAIN PROPERTY IN ST. AUGUSTINE, FLA., WITHIN BOUNDARY OF CASTILLO DE SAN MARCOS NATIONAL MONUMENT

The bill (S. 2419) to authorize the Secretary of the Interior to condemn certain property in the city of St. Augustine, Fla., within the boundary of the Castillo de San Marcos National Monument and for other purposes was considered, ordered to be engrossed for a third reading, read the third time, and passed, as follows:

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That notwithstanding the provisions in section 1(b) of the Act entitled "An Act to add certain lands to Castillo de San Marcos National Monument in the State of Florida", approved July 5, 1960 (74 Stat. 317; 319), that certain lands may be acquired only by negotiation, the Secretary of the Interior is authorized to acquire the following described land, interests therein, and improvement thereon, for the purposes of said Act by condemnation with funds that are hereby authorized to be appropriated for that purpose:

All of lots 1 and 5 of block 6 less and except that portion acquired by the Florida Highway Department in 1959 in connection with relocated State Route A-1-A, as shown on the subdivision plat of the city of Saint Augustine prepared June 12, 1923, and filed in the official plat book in the circuit clerk's office of Saint Johns County, Florida, lying northeast of a survey line which is the southerly boundary of the proposed Castillo Drive shown on that certain map in three sheets